

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Magna Casa Development II,
LLC/Marbella Place

Case #: 13-R-04

Date: January 27, 2004

Comments:

1. No comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Magna Casa Development II,
LLC/Marbella Place

Case #: 13-R-04

Date: January 27, 2004

Comments:

1. Please contact Tim Welch for Engineering comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Magna Casa Development II,
LLC/Marbella Place

Case #: 13-R-04

Date: January 27, 2004

Comments:

1. If roof is occupied as a sun terrace then, then 412 of the FBC applies. Meeting required to evaluate this item.
2. Flow test required.
3. Show hydrant location and fire main.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Magna Casa Development II,
LLC/Marbella Place

Case #: 13-R-04

Date: January 27, 2004

Comments:

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.
2. An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

1. To address the internal building Public Safety Radio System coverage, the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.
2. Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Magna Casa Development II,
LLC/Marbella Place

Case #: 13-R-04

Date: January 27, 2004

Comments:

1. Provide an “overlay” delineating the various landscape areas to verify that the site’s 25% landscape area requirement is met.
2. Develop a definitive street tree scheme for the street frontages utilizing ½ shade trees as a minimum. Verify that Central Beach area landscape guidelines are met.
3. Indicate the requirements for irrigation, including the requirement for a rain sensor.
4. Maintain Code required tree spacing and distance from structures.
5. Indicate any utilities that would affect proposed planting on the Landscape Plan (such as overhead powerlines). All tree installation to be in accordance with F.P.L. guidelines. Note: overhead utilities should be placed underground.
6. All Tree Preservation Ordinance requirements apply. Provide a list of the existing trees and palms on site, their names and sizes. Indicate whether they are to remain, be relocated or be removed. “Large, existing desirable” trees should be preserved. Trees or palms which would be considered good candidates for relocation should be relocated. “Equivalent replacement” for removed trees to be above minimum site Code requirements.
7. Provide the calculations that show that the required landscape area for the parking structure is met.
8. Verify that trees have the required minimum 8’ landscape area width.
9. Signoff plans to be sealed by the Landscape Architect.
10. Other comments may be made at meeting.

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: Magna Casa Development II,
LLC/Marbella Place

Case #: 13-R-04

Date: January 27, 2004

Request: Site Plan Level IV/37-unit multifamily building/NBRA

Comments:

1. Project subject to site plan level IV review, which requires Planning and Zoning Board review and City Commission approval.
2. Provide an updated traffic statement.
3. Prior to item being placed on a Planning and Zoning Board agenda, provide the following point-by-point text narratives. Cite each section and provide applicant's response after:
 - Narrative indicating project's compliance with the City's Beach Design Guidelines criteria. Project must comply with all People Street requirements.
 - Narrative outlining compliance with ULDR 47-12 (Ord. 00-26) regarding People Street (Riomar St.) requirements.
 - Narrative indicating project's compliance (point-by-point) with ULDR Sec. 47.25.3, Neighborhood Compatibility.
 - Narrative indicating project's compliance with ULDR Sec. 47-25.2, Adequacy Requirements.
4. As per ULDR Sec. 47-25.P., all proposed development on the barrier island may be required to complete a Phase I archeological survey and written report and comply with state, county and local laws pertaining to the same. At a minimum, the applicant shall be required to obtain written confirmation from the County's Historic Preservation Commission that the site has no archeological or historical significance.

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5. Discuss proposed pool location on Riomar St. with Zoning Rep. at the meeting. Discuss People St. requirements.
6. Discuss the 20% building separation requirement found in Sec. 47-12.5.E.6.
7. Indicate all mechanical equipment on plans. All mechanical equipment shall be screened from adjacent rights-of-way.
8. Provide a text narrative to include but not limited to: loading/service systems, maintenance operations, trash management plan, et. al. Include what is being demolished to accommodate this proposed development.
9. Recommend presenting proposal to neighborhood association and neighbors for public input. It is suggested that this occur prior to Planning and Zoning Board review.
10. Provide color rendering. Indicate all mechanical equipment on site plan (if at ground level) and on roof plan.
11. Provide an architectural style narrative.
12. More architectural detail is desired on west elevation.
13. List sq. ft. of units in tabular data.
14. Discuss which height should be used for calculating the side and rear setbacks with zoning representative. Shade in areas on elevations that would not be approved without yard modifications.
15. Discuss parking calculations. Plan D Option will be counted as a bedroom.
16. Are any off-street parking spaces proposed?
17. Provide cross section indicating pool and amenities next to building.
18. Outline all buildings abutting the subject property on the site plan. Indicate setbacks for the property line and stories.
19. Provide context plan for general area (approx. two blocks) indicating building outlines with heights and stories labeled.
20. Provide an approval letter from the Broward County Emergency Management Division indicating that, with the addition of the subject project, an acceptable

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level of service of hurricane evacuation routes will be maintained as well as the county's emergency shelter capacity.

21. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure (s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area. The obliques submitted appear to show the building higher than proposed.
22. Discuss provision for additional trees (increased height) along building with Landscape Rep.
23. Show sight triangles on site plan and landscape plan at all entrances and intersections.
24. Response to all comments must be provided within 90 calendar days or project may be subject to additional DRC review.
25. Will parking structure be enclosed? Indicate where ventilators will be placed on plans. Denote all parking garage openings via shading. Parking structure must comply with Ord. 00-65. From ULDR Sec. 47-20.14.D: "Parking garage facilities shall be designed and arranged so that no direct source of lighting is visible from any residential property or residentially used property."
26. Provide shadow study on the Winter Solstice and Spring Equinox in order to indicate impacts on the beach and neighbors. Provide information at 9am, 12 pm, and 4 pm. Indicate property lines on study and indicate shadow spillover beyond property line. Outline neighbor's pools. Indicate if any parks or open space will be impacted. Shadow study must be submitted prior to project being placed on the Planning and Zoning Board agenda and included within the Planning and Zoning Board plan package.
27. Discuss if any public metered parking spaces will be eliminated or affected. Doug Gotshall, Parking Systems Manager, sign-off is required prior to item being placed on the Planning and Zoning Board agenda.

Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Magna Casa Development II, LLC/Marbella Place	Case #:	13-R-04
Date:	January 27, 2004		

Comments:

1. Will there be on-site security?
2. Will impact resistant glass be used?
3. Will these entry/exit fence/gates located in the parking garage be electronically controlled by card access system? If not, how will access to project be controlled?
4. All perimeter stairwell doors should allow exit only. These same doors should have some type of enunciator device in order to alert that a door is standing open.
5. Will there be an emergency phone system in the parking garage?
6. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
7. All entry doors and locking devices will have sufficient security rating.
8. Will these buildings and individual residences have perimeter security systems, to include panic buttons for emergency conditions?
9. Will CCTV be used to monitor common areas such as the pool, parking garage, elevators, and lobby entry/exit?
10. Is there any consideration given to upper level units emergency escape?
11. All landscaping should allow full view of location.
- 12. Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Magna Casa Development II,
LLC/Marbella Place

Case #: 13-R-04

Date: January 27, 2004

Comments:

1. Indicate on the site setback data table provide the required ½ height of the building and indicate what yard the north and west property lines are such as rear or side.
2. Reduction of the required side and rear yards may be approved as a development of significant impact provided the reduction is compatible with the Design and Community Compatibility Criteria in section 47-12.7. A development of significant impact requires a site plan level IV review.
3. Pool shall comply with the minimum required setback of the zoning district in which they are located pursuant to section 47-19.2.CC.2.
4. Add the number of bedrooms per dwellings unit to the parking data table pursuant to the requirements of section 47-20.2.
5. Note all ramp slopes on the garage and site plan pursuant to the requirements of section 47-20.9.
6. Provide a photometric lighting plan pursuant to the requirements of section 47-20.14 prior to Planning and Zoning Board review.
7. Provide a narrative outlining how the proposed project complies with the People Street requirements of section 47-12.4.B.
8. Provide a material storage/delivery, contractor parking and construction/sales trailer plan prior to Planning and Zoning Board review.
9. Additional comments may be discussed at the DRC meeting.